TOWN of FRAMINGHAM

WELCOME

SIGN BY-LAW

INFORMATIONAL

MEETING

Friday May 11, 2012
SIGN BY-LAW

AGENDA

- Introductions
- Sign By-law History
- Building Department’s Role
- Sign By-law Compliance Date 12/1/12
- Questions, Answers & Discussion
BUILDING DEPARTMENT STAFF

• Director
• Assistant Director – Michael A. Tusino
• Plans Examiner
• 2 Building Inspectors
• Plumbing Inspector
• Electrical Inspector
• 2 Code Enforcement Inspectors (1FT 1 PT)
• 1 Nuisance Inspector (PT)
• Assistant Sign Officer (PT) – Suellen Seta
• 2 Office Staff (1FT 1PT)
CONTACT INFO

Framingham Building Department
Memorial Building
150 Concord Street – Room 203
Framingham, MA 01702

508 532 5500

sls@framinghamma.gov  Suellen Seta
mat@framinghamma.gov  Michael Tusino
SIGN BY-LAW HISTORY

✓ Sign By-law Committee formed in early 1990’s.
   *Studied, Negotiated, & Drafted By-law.*

✓ Approved by Town Meeting in 1996.
   *Significant Element: 10 year sunset clause.*

✓ 2006 Deadline was in doubt.
   *B.O.S. asked for clarity & time.*

✓ Sign By-law was changed, clarified and approved by Town Meeting.
   *Another significant element: 12/1/12 deadline.*
SIGN BY-LAW HISTORY

KEY POINTS

✓ On May 12, 2010 the Sign by-law was changed to make the Z.B.A. the appellate board instead of the Planning Board.

✓ Recommendations were solicited and taken from the Business Community, Town Officials, and the Metro West Chamber of Commerce.

✓ The original Sign By-law, the 2006 changes, and the 2010 change were approved by Town Meeting and the Commonwealth of Massachusetts Attorney General’s Office.

✓ The Sign By-law has been in existence for 16 years, many businesses and individuals have complied since 1996.
WHY THE BUILDING DEPARTMENT?

The Massachusetts State Building Code and the Town of Framingham Sign By-law list the Building Department as the approving authority and enforcement agency for all sign installations.

Building Code: 780 CMR 3107
Town Sign By-law: 1.13.a
BUILDING DEPARTMENT PROCESS

1. Apply for Sign Permit
   a. Completely fill out application.
   b. Submit accurate drawings with dimensions.
   c. Submit before and after photos of sign.
   d. Pay Fee.

2. Assistant Sign Officer Review
   a. Reviews application and plans for compliance.
   b. Inspects site for compliance and accuracy.
   c. Transmits application & plans to Assistant Director for final approval and permit issuance.
3. Final Inspection
   a. Sign installer/owner call for final inspection.
   b. Assistant Sign Officer inspects for compliance of approved plans and Sign By-law.
   c. Final approval is given.
   d. All documents with regard to the address remains in a permanent file with the Building Department.
DENIED APPLICATIONS

Occasionally Sign Permit applications must be denied by the Building Department. In these cases the owner may apply for a variance to the Zoning Board of Appeals. The Z.B.A. is the appellate authority for hearing appeals and variances. To view the actual by-law on appeals and variances, see section 1.12 Appeal and Variance Processes.
Z.B.A. Contact Info

Framingham Zoning Board of Appeals
Memorial Building
150 Concord Street – Room B-2
Framingham, Ma 01702

508 532 5456
DECEMBER  2012
December 1, 2012

The Sign by-law requires that ALL signs be brought into compliance by this date, unless a modification or variance has been obtained.

This is the “Sunset” provision that was first included in the original 1996 by-law which required a 2006 compliance date and was later changed to 2012 with Town Meeting and State Attorney General approval.
Hitting the Streets

What We Will be Looking for:

- Excessive and Oversized Wall Signage.
- Oversized Freestanding Signage.
- Excessive Window Signage.
- Off Premise Signs.
- Roof Signs.
- Illegal Banners.
- Un-permitted Signs.
- Any Type of Non-compliant Signage.
What We **Have** To Do

- Written Warning sent to Owner.
- Written Violation with Fine sent to Owner per M.G.L. Ch. 40 Section 21D.
- Take Owner to Court.
THANK YOU FOR ATTENDING

Questions

Answers

Discussion